



The Old Rectory

Besselsleigh, Oxfordshire





A former rectory privately located close to Oxford.

Oxford 5.9 miles, Oxford mainline station 5.9 miles (trains to London Paddington from 49 minutes), Oxford Parkway 9.3 miles (trains to London Marylebone from 67 minutes), Abingdon 5.9 miles, Didcot Parkway 11 miles (trains to London Paddington from 37 minutes)
Bicester Village 16.7 miles, London 65.7 miles, Heathrow 54 miles, M4 (J13) 20.3 miles, M40 (J8) 18 miles
(All distances and times are approximate).


5


3


5

Summary of accommodation

Main House

Reception hall | Drawing room | Dining room | Sitting room | Cellar | Kitchen/breakfast room | Utility room | Pantry
Four bedrooms (one with an en suite) | Family bathroom

Outbuildings

Various outhouses, including kennels and dog run
One bedroom annexe with independent access
Former coach house with garaging and machinery stores

Garden and Grounds

Views over open countryside with formal lawned areas and a small copse

Situation



The Old Rectory is privately situated just a few miles to the southwest of the historic university city of Oxford. The property is well located for communications: approx. 15 minutes by bus into Oxford (with a bus stop within close proximity of the house), under an hour to London by train and only 11 miles from London Oxford Airport.



There is an excellent choice of schools in the area: Cothill, Chandlings, St Hugh's, the Manor School, St Helen and St Katharine's, Abingdon School, Abingdon Preparatory School and Radley are all very local. The city of Oxford, approximately 6 miles away, is well known for its well-regarded museums, acclaimed educational facilities and a wide choice of independent schools; these include the Dragon, Summer Fields, Headington High School, St Edward's and Magdalen College, amongst many others.



The Property

Formerly occupied by the Crown Prince Naruhito, currently His Imperial Majesty the Emperor of Japan (as referenced in his own account of his time spent in Oxford in “The Thames and I: A memoir of two years at Oxford”).

The house lies behind a high wall with views over open countryside and takes full advantage of its setting with grand reception rooms overlooking the gardens. There is flexible bedroom accommodation on the first floor, and a large, former coach house could provide (with the necessary planning consents) further accommodation if required. The setting is completely private, with only one dwelling further on the lane. There is a terrace to the rear of the house, large, formal lawned areas, and scenic views over the neighbouring farmland.









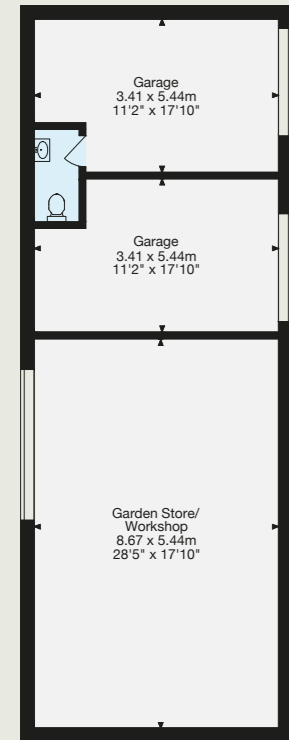
FLOOR PLAN

Approximate Gross Internal Floor Area

Main House: 415 sq m / 4,467 sq ft

Garage: 85 sq m / 914 sq ft

Total Area: 500 sq m / 5,381 sq ft



Garage

- Living Area/Reception
- Kitchen/Utility
- Bedroom/Dressing Room
- Bathroom/WC
- Vaults/Storage
- Terrace/Outside Space

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



PROPERTY INFORMATION



Property Information

Services:

Mains water & electricity. Oil-fired heating. Private drainage.

Tenure:

Freehold.

Local Authority:

Vale of White Horse District Council

Council Tax:

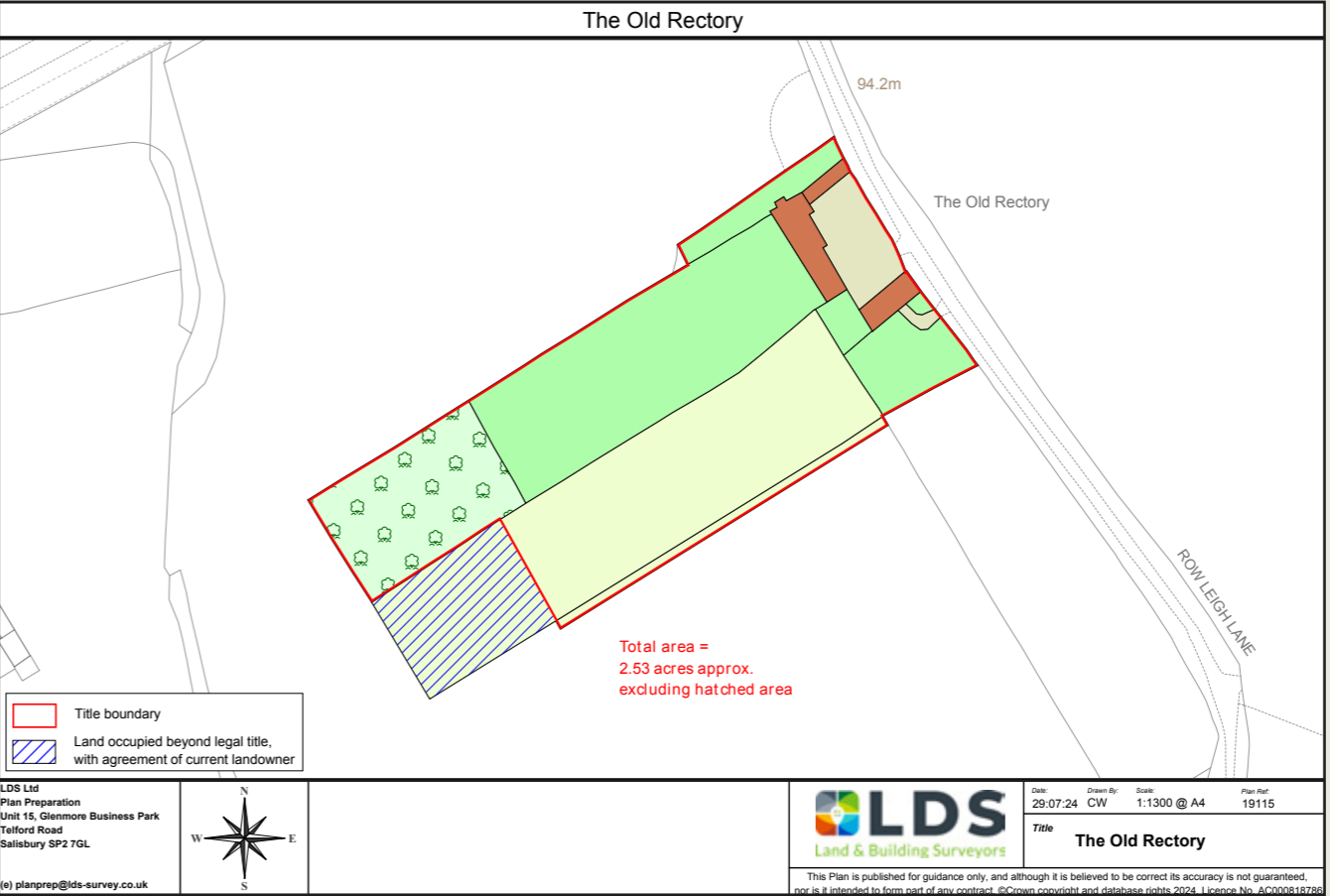
Band H

EPC: F

Postcode: OX13 5QA

Viewings:

All viewings strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.





Oxford
274 Banbury Road
Summertown, Oxford
OX2 7DY

Damian Gray
01865 790077
damian.gray@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2024. Photographs and videos dated August 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.